

Planning Commission of Peachtree City
Meeting Minutes
Monday, November 18, 2024
6:30 PM

Pledge of Allegiance

The Peachtree City Planning Commission met for a special called meeting on Monday, November 18, 2024. Chairman Scott Ritenour called the meeting to order at 6:31 p.m. Commission members Andrew Kriz, Ray Liotta, and Felicia Reeves were also present. Vice Chairman Kenneth Hamner and Alternate Brett Hanes were absent. Also in attendance were City Manager Justin Strickland, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT specialists Elijah Brewer and Jameson Collins.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting October 28, 2024

Liotta said the language regarding colors on the VyStar building should reflect that the paint color Ellie Gray was to be used on the building parapet as well as the parapet above the drive-thru area. Kriz moved to approve the October 28, 2024, meeting minutes with that clarification. Liotta seconded. Motion was unanimously approved.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Building Elevations, Magnolia Dental, 100 Gates Entry

Hooks showed the property on a zoning map as one of two office parcels located at the entrance to The Gates subdivision. It was rezoned to Office Institutional (OI) when annexed into the City in 2012. At that time, some architectural standards were adopted for the office buildings. They were:

1. The architectural design, building materials, and color selection shall be residential in character to complement the homes within the subdivision.
2. All sides of the office buildings and associated structures shall include similar architectural detailing, building materials, and color selection.

Hooks showed the elevations submitted by Jefferson Architecture. Stone and brick made up 100% of all facades, with a roof of charcoal-colored metal, and Hooks

made up 100% of all facades, with a roof of charcoal-colored metal, and Hooks said it met the architectural requirements. The color palette was neutral and complemented the homes in the subdivision. She said this building's architecture complemented the neighboring office building, as well. Staff was of the opinion that this met the requirements and recommended approval.

Architect Jefferson Brown said he and the owners had met with the neighboring homeowners, who were pleased with the design.

Liotta said he liked the building but wondered about the structure in the front. Brown said it was timber that would oxidize towards the gray color to match the building. Liotta also noted that there didn't appear to be any kind of drainage system off the roof, but Brown said all the roofs are gables so opposing gables will create a hip condition, and there will be collectors and downspouts to collect the runoff which will be piped underground.

Ritenour said he, too, wondered about the wood. Brown said it was Eastern Cedar and would bleach out to gray. Liotta asked if the glass would be tinted, and Brown said it would have a bronze glazing complementary to the roof.

The Commissioners agreed that this was a nice-looking building and complementary to the building next door. Brown said he believed the style would stand the test of time.

Reeves moved to approve the building elevations for Magnolia Dental, 100 Gates Entry. Kriz seconded. Motion carried unanimously.

2. Landscape Plan, Take 5 Oil Change & Coffee Shop, 2714 HWY 54 W

Hooks indicated the site on the zoning map, saying it was zoned General Commercial (GC) and was in the 54 West Overlay District.

Based on the amount of impervious surface on the site, the landscape ordinance required a minimum of 79 caliper inches of canopy trees and 53 caliper inches of understory trees. The proposal was for more than 100% of the understory trees, but only 87% of the required caliper inches of canopy trees. Therefore, the developer was requesting to make a donation to the Tree Fund as allowed in the Land Development Ordinance, which was permissible if all trees that could reasonably be planted on the site were provided. Hooks said it was the opinion of staff that requirement was met.

Because this was in the 54 West Overlay District, there were some design stipulations:

- Landscape buffer adjacent to GA 54 shall be 30 feet minimum, which Hooks said it was;
- Buffer design shall utilize fencing, meandering berms, low masonry walls, sidewalks, and landscaping;

- Canopy trees shall be located across the property frontage, 6-inch caliper minimum and placed a minimum of 25 feet apart;
- Understory trees 2-inch caliper minimum;
- Evergreen hedges in front of parking areas, 36 inches tall, planted in two staggered rows 2 feet apart'
- Utility equipment shall be screened; screen shall exceed the height of the equipment.

The design guidelines included a list of suggested plant materials, and Hooks noted that almost all the plants proposed for this site were on that list. Three Shumard Oaks and a total of eight understory trees, redbuds and serviceberrys, were proposed for the buffer area, as well as staggered rows of loropetalums to screen the parking area and the utility box. Liriope would be planted around the monument sign.

In addition, a small portion of the retaining wall and fencing was visible in the buffer area. Staff felt a sidewalk through the buffer would be impractical since there was no connection that could be made to buffers on adjacent properties. Also, this business was a drive-thru business. A sidewalk would lead from the parking lot to the sidewalk along the highway. Staff felt the buffer design met the intent of the guidelines, Hooks stated.

Staff was of the opinion the proposed landscape plan for the Take 5 Oil and Caribou Coffee met the requirements of the City ordinances and the 54 West Design Guidelines and recommended approval.

Warren Elwell of All South Landscapes represented the applicant. He said the intent was to provide screening from the highway and to make sure the plant material chosen would not damage the retaining wall.

Kriz asked about the fence atop that wall. Elwell said it was a tall wall, and the fence was to provide safety on the front and all the way down the side.

Liotta said he was fine with the plan but would have liked to see more evergreens in the back in lieu of some of the bigger deciduous trees. Reeves said she liked the colors used, and Ritenour said he would be glad to see some landscaping in that area.

Kriz moved to approve the landscape Plan, Take 5 Oil Change & Caribou Coffee, 2714 HWY 54 W. Liotta seconded. Motion carried unanimously.

3. ~~Building Elevations, Target, 1209 N Peachtree Pkwy~~ Withdrawn

4. Landscape Plan, Integrity Fusion, 290 Parkade Court

This landscape plan was for the Integrity Fusion expansion, with a newly assigned

address of 290 Parkade Court. Based on the amount of impervious surface for the new construction area, a minimum of 342 caliper inches of canopy trees and 228 caliper inches of understory trees were required. The proposal was for 50% of each of those--171 inches of canopy trees and 114 inches of understory trees, which was the minimum required amount.

The developers were requesting to use the tree fund alternative compliance method, Hooks stated, noting that staff felt all the trees that could be reasonably planted on the site were provided. This would require a donation to the tree fund for 57 understory and 57 canopy trees.

Staff was of the opinion the proposed landscape plan for Integrity Fusion met the requirements of the City ordinances and recommended approval.

Again, Elwell represented the applicant, this time with Jay Boland of Tomco Construction. Elwell said the space required by an industrial use made it difficult to fit all the trees on the site. Boland said the back of the site was for truck use, and the perimeter would get stormwater. He said the property sloped up in the back, with parking in the front, and a driveway along the side. He pointed out stormwater retention facilities.

Liotta said it seemed the site had been planted to the greatest extent possible. He asked if they could install the canopy trees at four inches in diameter rather than three inches. That would put them more in compliance with the tree requirement. Liotta said he was not a big fan of approving this with just 50% compliance.

Reeves said that made sense to her. Kriz asked how many plans had they approved at this minimum level? Hooks said it was common for industrial sites to fall short. Kriz said he couldn't recall any that were lacking to this degree and agreed with Liotta that he would like to see more planting.

Ritenour asked if it was feasible to go with the larger caliper, and Elwell replied that the steep slopes made it difficult. The increase meant the trees would go from a 28-inch root ball to a 42-inch root ball. Trees planted on slopes had less likelihood of longevity, he remarked. A wall would have to be built on the back side to hold them.

Elwell pointed out that a contribution to the tree fund would go towards planting more trees in other places in the city. However, they could possibly add a few understory trees on this site. Hooks asked about other areas, and Boland said there was a lot going on at the entrance, so more trees would not be feasible there. She asked if they could get five or six more trees in the parking area, and they agreed that might work.

Ritenour suggested they recommend maximizing the tree plantings to the best of their abilities. Liotta said he wanted shade trees in the parking lot at a minimum, as

well as on the east and northeast corner where the slopes were not excessive. He said he understood the comments about the difficulty of planting on the slopes.

Ritenour said they could recommend the developers work with staff to maximize the caliper inches where they could be supported. Liotta made the motion with that recommendation. Reeves seconded. Motion carried unanimously.

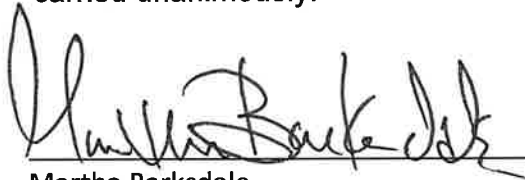
Workshop Items

Hooks noted that the building elevations for Target had been on the agenda but that request was withdrawn before the meeting.

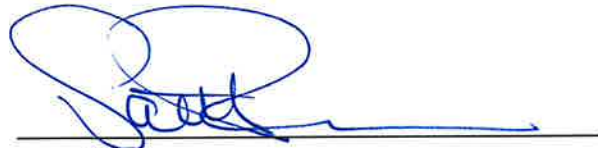
The November 25 meeting was canceled due to Thanksgiving, and the next meeting would be on December 9.

Ritenour reminded them that the Unified Development Ordinance presentation was on the November 21 City Council agenda.

There being no further business, Reeves moved to adjourn. Kriz seconded. Motion carried unanimously.



Martha Barksdale



Scott Ritenour